135.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	808,400 / 808,400
					USE VALUE:	808,400 / 808,400
					ASSESSED:	808,400 / 808,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCMULLEN ERI K		
Owner 2:			
Owner 3:			
Street 1:	1 MORTON RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	FRANKS LINDA F -
Owner 2:	-
Street 1:	1 MORTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,720 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Wood Shingle Exterior and 2143 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8720.000	263,100		545,300	808,400
Total Card	0.200	263,100		545,300	808,400
Total Parcel	0.200	263,100		545,300	808,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.23 | /Parcel: 377.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	263,100	0	8,720.	545,300	808,400	808,400	Year End Roll	12/18/2019
2019	101	FV	220,000	0	8,720.	511,200	731,200	731,200	Year End Roll	1/3/2019
2018	101	FV	220,000	0	8,720.	422,600	642,600	642,600	Year End Roll	12/20/2017
2017	101	FV	234,600	0	8,720.	388,500	623,100	623,100	Year End Roll	1/3/2017
2016	101	FV	234,600	0	8,720.	354,400	589,000	589,000	Year End	1/4/2016
2015	101	FV	220,400	0	8,720.	347,600	568,000	568,000	Year End Roll	12/11/2014
2014	101	FV	220,400	0	8,720.	323,100	543,500	543,500	Year End Roll	12/16/2013
2013	101	FV	220,400	0	8,720.	307,400	527,800	527,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANKS LINDA F,	70042-219		10/5/2017	Change>Sale	574,000	No	No		
DECELLES DAVID	66110-270		9/22/2015	Estate/Div	99	No	No		
DUGGAN JOHN J	26476-459		7/8/1996		247,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2018	1268	Redo Kit	42,600	C				
2/20/2018	179	Heat App	5,000	C				
12/27/2017	1677	Dormers	185,160	O				
10/12/2017	1342	Inter-De	16,450	C				
4/4/2011	227	Manual	6,595					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Measured	DGM	D Mann
9/30/2017	Meas/Inspect	HS	Hanne S
1/28/2009	Meas/Inspect	372	PATRIOT
4/24/2000	Inspected	270	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8720		Sq. Ft.	Site		0	80.	0.78	9									545,279						545,300	

Total AC/HA: 0.20018 | Total SF/SM: 8720 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 545,279 | Spl Credit | Total: 545,300

!10487!

PRINT

Date	Time
12/11/20	00:47:15

LAST REV

Date	Time
12/06/18	10:15:05
danam	
10487	

USER DEFINED

User Acct	86659
GIS Ref	
GIS Ref	
Insp Date	11/01/18
Prior Id # 1:	86659
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.24693012
Const Adj.:	0.99989998
Adj $ / SQ:	130.915
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401426
Depreciation:	138291
Depreciated Total:	263135

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

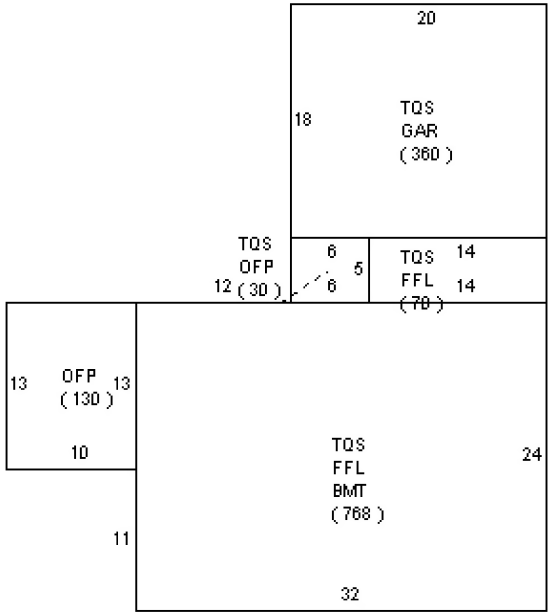
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.01
Special Features:	0	Val/Su Net:	86.35
Final Total:	263100	Val/Su SzAd	149.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
TQS	3/4 Story	921	130.910	120,572
FFL	First Floor	838	130.910	109,706
BMT	Basement	768	52.040	39,966
GAR	Garage	360	21.940	7,899
OFP	Open Porch	160	26.810	4,290

Net Sketched Area:	3,047			Total:	282,433
Size Ad	1759	Gross Are	3354	FinArea	2143

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	